

**Minutes of the Carlisle Board of Health
April 27, 2010**

Present: Board Members Jeff Brem Chair, Chris Deignan, Bill Risso, Mark Caddell; absent Michael Holland; also present: Linda Fantasia, Agent, Rob Frado (TCG), Cynthia Sorn (Mosquito);

The meeting was called to order at 7:35 p.m. in the Heald Room of Town Hall.

MINUTES

It was moved (Risso) and seconded (Caddell) to approve the minutes of 11/17/09. Motion passed 4-0-0.
It was moved (Caddell) and seconded (Risso) to approve the minutes of 12/15/09. Motion passed 4-0-0.
It was moved (Risso) and seconded (Caddell) to approve the minutes of 1/12/10. Motion passed 4-0-0.
It was moved (Caddell) and seconded (Risso) to approve the minutes of 2/9/10. Motion passed 3-0-1(Brem)
It was moved (Caddell) and seconded (Risso) to approve the minutes of 3/9/10. Motion passed 4-0-0.
It was moved (Caddell and seconded (Risso) to approve the minutes of 3/30/10. Motion passed 3-0-1(Brem)

BILLS - It was moved (Risso) and seconded (Caddell) to approve the bills as presented. Motion passed 3-0-0.
In response to a question from the Board, Risso explained that the bills included payment of \$525 to the auditor from the septic loan grant for assistance in setting up betterment procedures.

ADMINISTRATIVE REPORTS

125 South Street Oil Spill – The clean up company excavated a large area along the hillside. They are still finding pockets of oil. According to the Cosmo Gallinaro, LSP of Common Sense Environmental the oil was caught under a layer of silt which acted as a cap, forcing the oil to move down and away from the source. The pool at 125 South St was drained because the nearby excavation would have made it structurally unsound. The soil is being hauled to an approved disposal site. The storage trailer is covered with plastic. Fantasia spoke with Onsite and two abutters' wells were tested. No results yet. George Lohrer, owner of 125 South Street has insurance. The insurance company has also hired an environmental expert to oversee the work. Gallinaro will provide the Board with status reports. Caddell said he had stopped by the site and was surprised at the size of the excavated area. Absorbent pads were still being used to soak up oil on the surface. The Board agreed it will take awhile before the site is cleaned up.

271 Russell Street Septic System Restoration – the tank was capped and inspected on 4/16/10. The tank must be pumped on regular schedule according to usage. The owner said he is reducing water usage. The emergency permit is valid until May 28th. DEP would allow the tight tank until July if needed. The engineer is preparing a scope of work. The Board will require an as-built. Frado said the line closest to the foundation is exposed to a depth of 5'. The Conservation Commission has agreed to issue an emergency permit for work on the system. The owner may apply for septic loan money to do the repairs. He has received funding from FEMA but it is not enough to cover the septic repair. He has been advised to talk with the town administrator about other means of disaster relief.

PH CONT. 142 BEDFORD ROAD – system replacement requiring local waivers. Plan entitled: "Sewage Disposal Plan, 142 Bedford Road, Map 22, parcel 14, prepared for Pinnacle Partners, prepared by Stamski & McNary Inc. revised 4/26/10". Present for the hearing was George Dimikarakos, Stamski & McNary Inc.

At the last meeting it was agreed that the system which is intended to replace a failed system for a house that has since been demolished must stay a two bedroom system. According to assessing records, the original house had four rooms including two bedrooms. The proposed design is for a two bedroom house with a three bedroom design flow which is the Title 5 minimum requirement. The design also includes a garbage grinder allowance to comply with local regulations. The total design flow is 495 GPD. Dimikarakos submitted revised plans addressing technical review dated 4/26/10. All items have been addressed. The Board reviewed the items and agreed.

No Title 5 waivers are needed. The well is 100" from the system. The system is gravity fed. Fantasia had spoken with the Building Inspector. The house which will replace the demolished house would be considered new construction under the Building Code. The Building Inspector was going to check whether there are time

limitations between demolishing and rebuilding on a lot. Fantasia said Title 5 allows the Board to deed restrict to two bedrooms. This can be helpful information for future owners. Dimikarakos said the restriction is not required except for multi-family dwellings. This was a change in the 2006 Code. Brem said the septic permit should provide sufficient disclosure; he did not feel a deed restriction was needed. Board members agreed to accept the proposed design with waivers as long the house is limited to two bedrooms in keeping with the original dwelling. This will be stipulated in the permit conditions. Since there is currently no house on the lot the Board does not need to consider environmental benefits of an I/A system.

The Board agreed on the following findings: SDCP will reference a two bedroom house; Building Inspector will be notified in writing that the dwelling is limited to two bedrooms; the Board must sign off on the building plans; there can be no more than eight rooms total in the house without a deed restriction. There were no further comments from the Board or audience.

It was moved (Deignan) and seconded (Risso) to close the public hearing. Motion passed 4-0-0.

Waiver Requests:

15.211 Minimum Setback Distances - It was moved (Risso) and seconded (Deignan) to grant a local waiver for leaching area to wetlands, 56' provided, 100' required. Motion passed 4-0-0.

15.100 General Provisions – Pre-existing Non-conforming Lot

The Board agreed that this waiver was not needed. The system was being designed with the same capacity as the original failed system.

It was moved (Risso) and seconded (Deignan) to approve the proposed sewage disposal system for 142 Bedford Road, prepared by Stamski & McNary, Inc. revised 4/26/10, with the following conditions: permit will state that it is a two bedroom system; building inspector will be notified that it is a two bedroom house; Board must sign off on plans for the building permit; house is limited to a total of eight rooms without a deed restriction; final review of revised plan required. Motion passed 4-0-0.

ADMINISTRATIVE REPORTS continued

PHER Funds – The cost of the Blackboard Connect for a one year subscription is \$3075. DPH now requires a 50/50 match from the town for a capital equipment purchase. The town needs to show a commitment to continue the service in the future. The Board has been approved to use \$1500 of remaining PHER funds. Grant funding may be available next year, but again requires 50/50 match. Fantasia noted that the Board received \$1550.59 in staff time reimbursement so there is a net gain to the operating account. Overhead costs were also approved (\$851). The money will go to the town's Fringe Account. A filing cabinet was ordered to store vaccination records. The Board also received four stanchions and six sign stands purchased by the region. Any remaining PHER funds return to the state on May 1st. Alan Carpenito who had just come from the Selectmen's meeting said the Selectmen thought they needed to pay the full contract of \$3000. Brem asked Bill Risso to check with the Selectmen and report back. Risso reported back that the Selectmen agreed to find \$1500 to split the cost of the contract. Fantasia will ask the vendor to prepare the new proposal.

Regionalization – The Board appointed Bill Risso to represent it at the regionalization subcommittee.

Sanitary Consultant – The Concord Health Dept. will not be submitting a proposal. Brem said he was surprised that Concord was not interested. He had spoken with Brent Reagor and invited him to this meeting to discuss revising the agreement. The board was concerned about the automatic 5% escalation clause every year. Fantasia noted that Fincom is also requesting a 10% giveback from 53E starting in July. The primary reason for ending the current contract was cost. There was also no need for back up engineering services since Rob Frado has an agreement in place with Norse Environmental. The Board had received a resume from Randy Phelps who does the ServSafe Trainings sponsored by the Board. He has a consulting firm. The position will be advertised on the MAHB and MHOA website.

Carlisle Board of Health Minutes

Meeting Date: April 27, 2010

Approved: 5/11/10

Page 2 of 4
Printed 1/9/2017

BENFIELD FARMS – Present for the discussion was Steven Ventresca (Nitsch Engineering), Joe Maloweko (Meridian Assoc), Steve Smith (GeoHydro Cycle), David Freedman (Planning Board), Elizabeth Barnett (Housing Authority), and Alan Carpenito, (Resident)

Brem explained that the Board had been asked to submit comments on the peer review prepared by Nitsch Engineering. The review references Revised Site Plan dated 3/10/10. The Board was also asked to submit possible permit conditions. Comments and conditions are due to ZBA by 5/4/10. Brem noted for the record that he was a trustee for Conservation Restriction #58 (Lots 2 and 3). Since the discussion relates only to Conservation Restriction #57 (Lot 4), there is no conflict. Freedman said that Planning Board intends to submit its comments in three phases: items that need to be resolved before the close of the public hearing; conditions with standards to be met; items that can be expanded upon later for final approval by the ZBA.

The Board agreed to go through each of the Water and Septic items (#60-76) identified in the 4/27/10 revised report prepared by Ventresca.

Of primary importance is the location of the PWS (#60-62). The water supply requires a DEP permit as a Public Water Supply. There has been ongoing discussion about moving the wellhead closer to the wetlands. The Conservation Commission would like the well moved to another location to lessen Zone I restrictions on allowable uses of the land. Currently the well is located in the middle of an open field. The problem with moving the well is that the IWPA would shadow onto abutting properties. The Board did not think this would be a problem, especially since one of the adjacent properties is mainly wetlands. There are many instances where the IWPA is not contained within the well site. The Board is not opposed to moving the well. It should not have an impact on the septic location.

The proposed design calls for two I/A systems (#63-67). Presby-Enviro Leaching System will be used in the leaching area. The leaching area is required to match the existing grade as much as possible. The goal is for as natural a setting as possible. Maloweko said that even with the 5.0' offset to groundwater, this is still possible because of the Presby design. The Board will recommend ZBA require an Operation & Maintenance contract which includes annual costs. The Presby System requires annual inspections. The Board will ask to be copied on all reports with an explanation on any unacceptable results. .

Because the septic is located within the IWPA the area is identified as a nitrogen sensitive area. The septic system therefore requires nitrogen reduction. Ventresca said the type of system should be identified. Brem said this is important because some of these systems cannot be located under pavement as shown on the site plan. Of the three systems under consideration – Bioclere, Micro-FAST and Amphidrome – only the FAST can be located under pavement. Maloweko said Meridian is inclined to use the FAST but a final decision has not yet been made.

Ventresca described the system components which include a pump chamber, distribution box and leach field (#68-74). Total required capacity for the 26 elderly units is 3900 GPD. Brem said he was concerned about equalizing flows with only a distribution box. He would recommend a 500 gallon equalizing tank to reduce the velocity. The Board also discussed location of the vents which require a 10' differential. It would be good to have some screening and protection around them. Playing with the vents might be particularly attractive to children. Ventresca said Title 5 requires a reserve area which has not been shown. This will be shown on the final design. The Board agreed that it would like to reserve the right to comment on system components in general. There may be noise and odor problems having to do with the I/A system that the Board would like to address.

Ventresca explained that GHC was hired by Meridian to review its groundwater mounding calculations (#62, #75-76). Calculations were done by the Hantoush method which is different from the ModFlow three dimensional analysis required by local regulations. Nitsch Engineering agrees with GHC review of the mounding calculations which they felt was conservative. Smith said he had reviewed how nitrates would travel within the Zone I but had not considered beyond that boundary. The analysis also shows that nitrate concentrations will decrease to less than 5 mg/l at 600 feet from the septic field. Based on this fact, it would appear that the project meets the nitrate loading limitations of 5 mg/l at the perimeter boundary in accordance with local regulations. The regulations do not address pathogens or viruses. The current location of the soil absorption system would be beneficial to the well location

since the well is off the direct line radiant of groundwater flow. The fact that the PWS will be a cased bedrock well is another positive factor as is having wetlands as the nearby receptor. One of the functions of a wetland is to reduce contaminants. Moving the well to the south will also increase these benefits.

The Board asked about installing or retaining monitoring wells that might be required for the PWS. This should not be a big expense but could prove helpful should a problem arise. Location of the wells would fall to the state under the permit for the PWS. The Board agreed that all wells that are not permitted by the state must obtain a local permit. This would include irrigation and fire wells. Freedman said there will be three holding tanks, a 60,000 gallon one for the fire cistern and sprinkler system; a separate 20,000 gallon tank for fire protection, and a third to hold two days worth of drinking water. There are ongoing discussions about reducing the sizes of these tanks due to costs. There are no plans for an irrigation wells. Landscaping will be at a minimum. There has been talk about installing rain barrels. Most of the area will remain naturally vegetated. There are no plans to provide a separate well for community gardens.

The Board had the following general comments. The Board agreed that it had no additional comments relative to the groundwater mounding analysis. The Board also understands that the PWS may move south or southwest which appears beneficial to the location of the disposal field for removal of nitrogen. The Board will require water meter readings with regular reports to the Board. The Board will also require meters on the sewage lines with reports to the Board. Ventresca said he had considered recommending a pipe within a pipe configuration. This can pose a problem if the interior pipe needs replacing. He subsequently removed this recommendation from his report. DEP has a policy relative to force mains located in wetlands. The Board would expect this policy to be followed. Title 5 requires a 10' horizontal and 18" vertical separation between sewer and water lines. Frado said he would want to see all sewer lines pressure tested and the Board agreed. There was no further discussion or comments.

The Board moved to discussing the requested waivers (#90).

The Board agreed that a comparable methodology (HanToush) to the three dimensional ModFlow was used to evaluate groundwater mounding. Therefore the Board agreed to waive the ModFlow requirement. This is also appropriate given the small size of the system (3900 GPD).

The Board agreed to waive the requirement for 12" of stone beneath the leaching area. The design proposes a Presby Enviro System which does not require stone.

The Board discussed the need for a financial guaranty. NOAH or a subsidiary will be managing the property. All of the units will be rentals. There will be a reserve fund that covers ongoing building maintenance and repairs. The purpose of the bond would be to cover a catastrophic failure of either the septic system or well. The Board noted that this is not a particularly large system. Fantasia suggested an insurance policy which is less expensive. The Board agreed that it does not want to waive this requirement but encourages the developer to look into options.

There was no further discussion. The Board thanked those present for their input. Fantasia will prepare a draft memo for the Board to review.

ADMINISTRATIVE REPORTS (continued)

Old Home Day – the Board will have a booth to share with the MRC.

Well Testing – Residents can choose which day (6/3-6/5) and the test. Reminders will be sent to barn owners.

There was no further business discussed. Meeting voted to adjourn at 9:50 p.m.

Respectfully submitted,

Linda Fantasia
Recorder